

Planning Application Proposal For

Erection of a Detached 4-bed Dwellinghouse on Land Adjacent to 6 Earl Walk

DESIGN and ACCESS STATEMENT

INTRODUCTION

This statement has been prepared to support the planning application for **“Erection of a Detached 4-bed Dwellinghouse on Land Adjacent to 6 Earl Walk”**.

LOCATION

Land Adjacent to 6 Earl Walk
Longsight,
Manchester,
M12 4PX



Image 1: Existing aerial view of site.

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Image 2: Existing aerial view of site.

KEY: Red: Site ;Green: Open green areas ;Yellow: Healthcare/Religion facilities ;Blue: Commercial units.



Image 3: Existing Google bird's-eye view of site.

SITE CONTEXT

The proposal is located in Longsight. The area is a mix of residential and commercial properties mainly along Stockport Road and adjacent to railway. The area on the other side of Linnet Close is predominantly commercial.

PROPOSAL

The proposed planning application is to build a detached double storey house with driveway for two cars accessed from Linnet Close and an entrance from Earl Walk along with existing outbuilding which will be demolished.

FEATURES ON THE EXISTING SITE

Landscaping and open areas

The proposed development will include a detached dwelling of which footprint is a continuation of the row of houses allowing for good sized front and rear garden spaces and a driveway. The proposal strikes a balance between the built area and amenity area.

Existing and proposed trees

There was previously a tree at the corner of the land adjacent to Linnet Close. That tree was removed some time ago. There is a mature tree to the front on Earl Walk, the tree will not be impacted by the proposed development since it is farther from the proposed house.

Boundaries

Proposed boundary treatment would include changing the vehicular galvanized metal gate on Earl Walk to become for pedestrians only and adjusting the rear vehicular gate along Linnet Close to allow for driveway access. The existing side boundary along the church is to be retained. The other proposed side boundary along 6 Earl Walk is to be 1.8m timber palisade to the rear garden and 1.1m timber palisade to the front towards Earl Walk.

Adjoining buildings

The land is adjoining by a residential property on 6 Earl Walk and a church on Linnet Close. Across the road, there is a car sale shop and car auto specialists selling car parts. At the junction of Linnet Close and Stockport Road, there is GP centre.



Image 4: Google view from Linnet Close, showing the existing land entrance.



Image 5: View of the land entrance from Earl Walk

ACCESSIBILITY

The scheme follows the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007

The proposed development is located at 0.8 miles away from Ardwick station and 0.3 miles from ASDA Longsight. Main Bus lines are 0.1 miles away (3 minutes walking from the site) and the service works every 5/10 minutes to the city centre.

The proposal includes a driveway to the rear which would allow for 1 car parking space and the front access is dedicated for pedestrians. Both accesses do not include steps and the front access along Earl Walk would facilitate a disabled access.

LAYOUT OF PROPOSED DEVELOPMENT

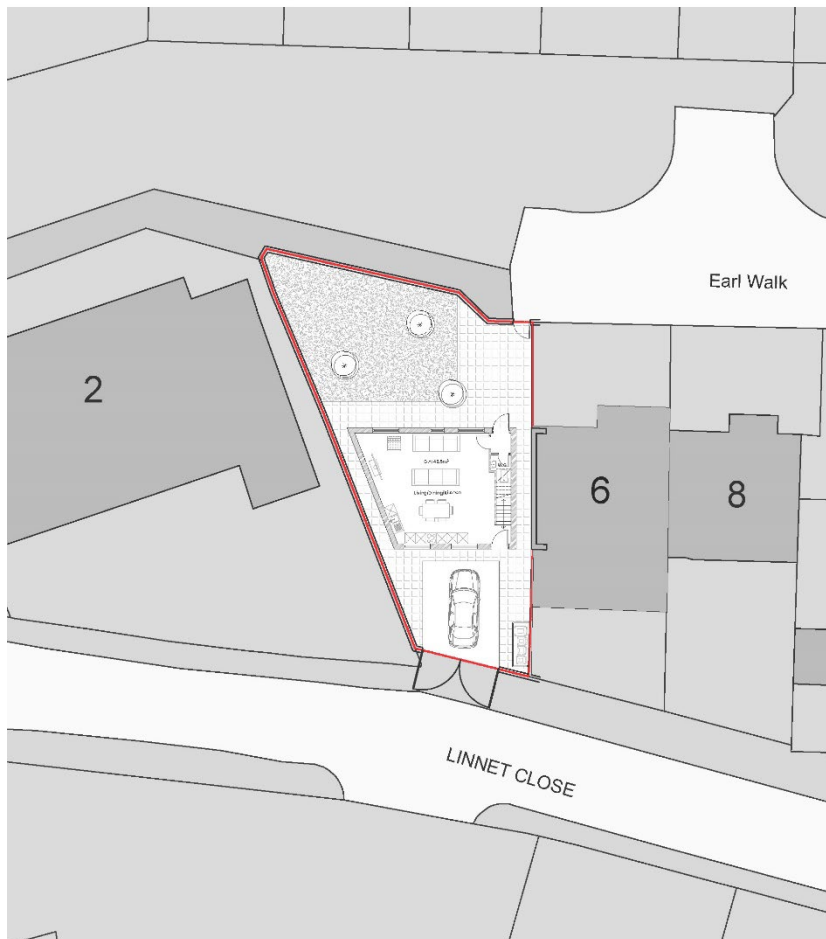


Image 06: GA Masterplan

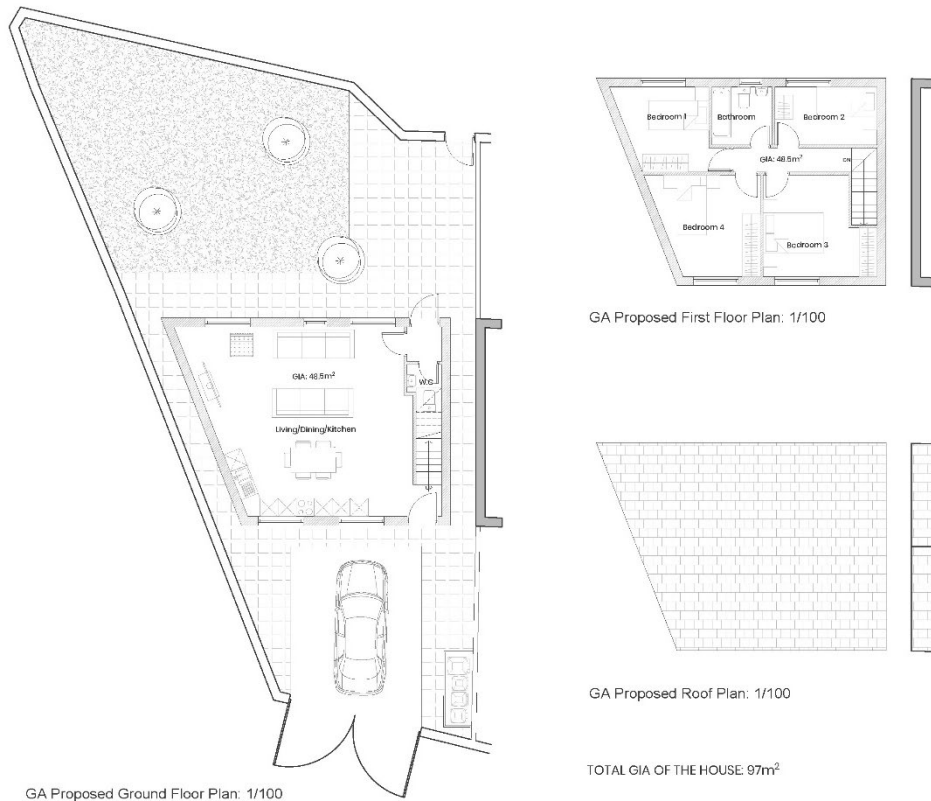


Image 07: GA Floor Plans

DETAILS OF THE SCALE/APPEARANCE OF THE PROPOSED DEVELOPMENT

SCALE MASSING

The residential area consists of rows of terraced houses ranging between two and four houses per row. The row of which the proposal is part of has two houses and with the proposal it would be three houses in total but with a detached house.

The houses in this area are two-storey high, some houses have a buff colour brickwork in ground floor and dark red colour brickwork in first floor. Rest of the houses in this area are all buff colour brickwork.

The proposed house follows the adjoining two houses in terms of using two buff and dark red brickwork colours across the four elevations.

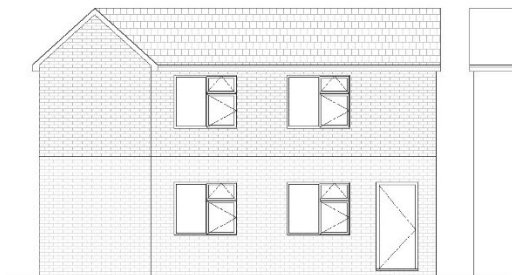
The proposed house respects the eaves and ridge levels of the adjacent house roofs and follows the same levels.

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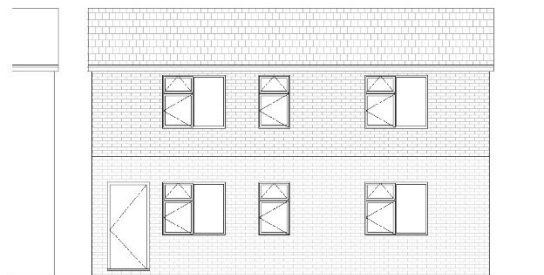
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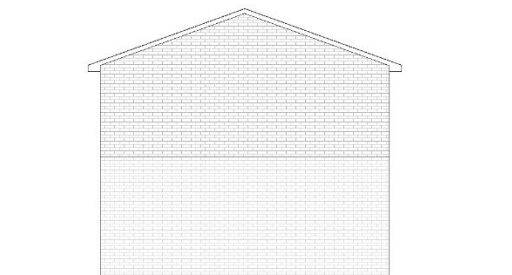
Image 08: Google bird's-eye view of site with surrounding buildings



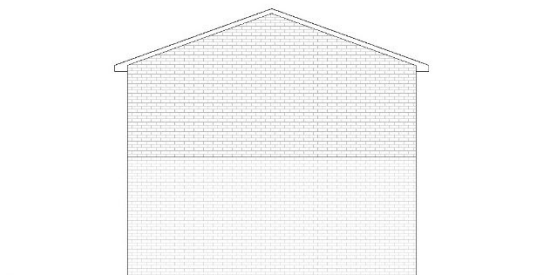
GA Proposed Front Elevation: 1/100



GA Proposed Rear Elevation: 1/100



GA Proposed Side Elevation 1: 1/100



GA Proposed Side Elevation 2: 1/100

Image 09: Proposed Elevations

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CONCLUSION

The proposal aims to make a good use of the currently vacant land by proposing a balanced footprint of a detached two-storey house. The proposal would improve the street scene along Linnet Close.